

AMENDED IN SENATE JULY 3, 2001
AMENDED IN ASSEMBLY MAY 1, 2001

CALIFORNIA LEGISLATURE—2001–02 REGULAR SESSION

ASSEMBLY BILL

No. 1541

Introduced by Assembly Member Dickerson
(Coauthor: Assembly Members Cox and Robert Pacheco)
(Coauthor: Senator Monteith)

February 23, 2001

An act to amend Section 18009.3 of, and to add ~~Sections 18033 and 18033.1~~ *Section 18033* to, the Health and Safety Code, relating to park trailers.

LEGISLATIVE COUNSEL'S DIGEST

AB 1541, as amended, Dickerson. Park trailers: loft areas.

Existing law defines a recreational vehicle for purposes of the existing Mobilehome Residency Law, Recreational Vehicle Park Occupancy Law, and the Mobilehome-Manufactured Housing Act of 1980 to include a park trailer. A park trailer is defined to mean a trailer designed for human habitation for recreational or seasonal use only, that, among other requirements, contains 400 square feet or less of gross floor area.

This bill would exclude loft area space from consideration of the above-described requirement if the loft area *space* meets specified requirements.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 18009.3 of the Health and Safety Code is amended to read:

18009.3. (a) “Park trailer” means a trailer designed for human habitation for recreational or seasonal use only, that meets all of the following requirements:

(1) It contains 400 square feet or less of gross floor area, excluding loft area space if ~~the loft~~ *that loft area space* meets the requirements of subdivision (b) *and Section 18033*. It may not exceed 14 feet in width at the maximum horizontal projection.

(2) It is built upon a single chassis.

(3) It may only be transported upon the public highways with a permit issued pursuant to Section 35780 of the Vehicle Code.

(b) For purposes of this section and Section 18033, “loft area” means any area within a unit that is elevated *30 inches or more* above the main floor area and ~~is used for storage or other purposes designed to be occupied~~. In order for the floor of a loft area to be *occupied* and excluded from the calculation of gross floor area for purposes of subdivision (a), the loft area shall meet all of ~~the following requirements~~:

~~(1) The floor to ceiling height of the loft area is not more than 60 inches.~~

~~(2) The floor of the loft area is designed to withstand at least 30 pounds per square foot live load.~~

~~(3) The floor of the loft area does not exceed 50 percent of the total gross floor area of the unit.~~ *the requirements of Section 18033. Loft areas not meeting the requirements of this subdivision and Section 18033 shall not be occupied and shall be posted with a permanent label conspicuously located within 24 inches of the opening of each noncomplying loft. The label language and design shall provide the following:*

WARNING

This area is not designed to be occupied and shall be used only for storage.

Lettering on this label shall contrast with the label’s background and shall be not less than one-quarter inch in height, except for the

word "WARNING" which shall be not less than one-half inch in height.

(c) A park trailer hitch, when designed by the manufacturer to be removable, may be removed and stored beneath a park trailer.

(d) If any provision of this section or Section 18033 conflicts with ANSI Standard A119.5 Recreational Park Trailers as it is published at any time, the statutory provision shall prevail.

SEC. 2. Section 18033 is added to the Health and Safety Code, to read:

~~18033. A loft area may not be used for purposes other than storage unless it complies with all of the following requirements:~~

~~(a) The~~

18033. Each loft area excluded from the gross floor area pursuant to Section 18009.3 shall comply with all of the following requirements:

(a) A loft ceiling shall be a minimum of 54 inches above the loft floor for not less than 50 percent of the total loft ceiling area, or 50 inches above the loft floor for not less than 70 percent of the total loft ceiling area. The ceiling height shall be measured from the highest point of the finished floor of the loft area to the finished ceiling.

(b) The floor of the loft area is designed to withstand at least 30 pounds per square foot live load.

(c) The combined floor area of all loft areas shall not exceed 50 percent of the total gross floor area of the unit.

(d) Each loft shall be accessed only by use of a stairway and not a ladder or any other means. The stairway shall be constructed as follows:

(1) The stairs shall have a maximum rise of nine inches and a minimum tread of seven and one-quarter inches and a minimum width of 22 inches. The riser shall be an open-type riser design. The riser height and the tread run shall be allowed a maximum variation of one-quarter inch between each step. The stairway width shall be a minimum of 22 inches as measured along the step tread.

(2) The stairs shall be capable of supporting 50 pounds per square foot.

~~(3) The stairs, when open on one or two sides, shall have guard rails.~~

~~(b) The loft~~

(3) *Each stairway serving a loft shall be provided with a handrail not less than 34 inches in height as measured horizontally from the nose of the step tread. The stairway handrail must be designed to withstand a 20-pound load per lineal foot applied horizontally at right angles to the top rail. The handrail shall be continuous the full length of the stairs.*

(4) *The handgrip portion of the handrail shall not be less than one and one-quarter inches nor more than two inches in cross-sectional dimension, or the shape shall provide an equivalent gripping surface. The handgrip portion of the handrail shall have a smooth surface with no sharp corners. The handrail projection from a wall or other similar surface shall have a space of not less than one and one-half inches between the wall and the handrail. Handrails installed on the open side of stairways shall have intermediate rails or an ornamental pattern installed as specified in paragraph (1) of subdivision (e).*

(e) *Each loft area shall have guardrails located at open areas and at the open side of the stairway. The guardrail shall comply with all of the following:*

(1) *Guardrails shall have intermediate rails or an ornamental pattern so that a sphere four inches in diameter cannot pass through, except that triangular openings at the open side of a stairway may be of a size that a sphere six inches in diameter cannot pass through.*

(2) *Guardrails shall be capable of supporting a load of 20 pounds per lineal foot applied horizontally at right angles at the top of the rail.*

~~(3) The guardrail shall be a minimum of 24 inches tall as measured from the floor to the top of the rail.~~

(3) *The guard rail shall be a minimum of 34 inches in height as measured from the finished floor covering of the loft area to the top of the rail.*

~~(c) The loft~~

(f) *Each loft area shall have a minimum of two exits complying with ANSI Standard A119.5 section 3-3 Recreational Park Trailers, Chapter 3, one of which may be the stairway. The Each alternate exit shall comply with both of the following:*

(1) *Lead directly to the exterior of the park trailer.*

(2) *The location of the each alternate exit shall be on the wall opposite the stairway.*

~~(d) meet all requirements for access, operation, size markings, and identification as specified in ANSI Standard A119.5 Recreational Park Trailers, Chapter 3, for alternate exits.~~

~~(g) The loft area shall be provided with light and ventilation per consistent with ANSI Standard A119.5 section 3-1.2.4 Recreational Park Trailers, Chapter 3. The light and ventilation requirements can be combined in lofts with adjacent areas when the two areas have a clear opening of at least 60 inches provided between them.~~

~~(e) In addition to the smoke detectors located on detector or detectors to serve the main floor, an additional smoke detector shall be installed in the each loft area and shall comply with the requirements in ANSI Standard A119.5 section 3.4 Recreational Park Trailers, Chapter 3.~~

~~(f)~~
~~(i) The following electrical requirements shall also be followed:~~

~~(1) At least one recessed light fixture shall be installed in the loft area. This light shall be located over the stairway and over the stairway. Each recessed light over a stairway shall be operated by a three-way switch with one on switch located at the main floor and one switch located in the loft area. Both light switches shall be located immediately adjacent to each stairway. Additional lighting may be provided in the loft area but shall only be of the recessed type.~~

~~(2) Wiring methods and receptacle placement shall be installed per the requirements in ANSI Standard A119.5 section I-5 Recreational Park Trailers, Chapter 1.~~

~~SEC. 3. Section 18033.1 is added to the Health and Safety Code, to read:~~

~~18033.1. (a) A park model hitch, when designed by the manufacturer to be unbolted, may be removed and stored beneath a park trailer.~~

~~(b) If subdivision (a) or the requirements of Section 18033 conflict with ANSI Standard A119.5, the statutory provisions shall prevail.~~